



### **Richens Close, Hounslow, TW3 1PL**

**£199,950**

Situated within minutes walk from Hounslow Town Centre, Hounslow East Tube and Hounslow bus garage, is this rarely available second floor super studio apartment located in this gated development. The accommodation comprises lounge with access to bedroom area, fitted kitchen and bathroom. Benefits include communal gardens and parking area. An ideal first time purchase or investment opportunity.

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**Communal Entrance**

Entry phone system, stairs to second floor, front door to...

**Entrance Hallway**

Storage cupboard, doors to rooms

**Lounge**

Rear aspect windows and archway to...

**Bedroom Area**

Power and lighting

**Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob with extractor fan above, space for fridge and freezer, tiled floor, part tiled walls, front aspect window.

**Bathroom**



White suite comprising panel enclosed bath, wash hand basin, low level w.c, part tiled walls.

**Outside**

Communal gardens and parking area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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